

**Borough of New Stanton**  
**Borough Council**  
**May 1, 2018**  
**Minutes of Meeting**

**Attendance**

Council members: Todd Bartlow, Linda Echard, Scott Sistek, Tom Smith, Tom Theis and Ray Strosko. Mayor Ronald Echard. Also: Borough Engineer Emil Bove, Borough Solicitor John Campfield and Borough Manager Jeffrey McLaughlin. Absent: Council member Josh Bennett.

**Call to Order**

President Raymond Strosko called the meeting to order at 7:02 PM.

**Invocation**

Linda recited a prayer.

**Pledge of Allegiance**

The Pledge was recited.

**Approval of Minutes – April 17, 2018**

Todd made a motion seconded by Tom T. approving the minutes of the April 17, 2018 meeting. Motion passed with all voting in favor with the exception of Scott who abstained.

**Approval of Bills – \$47,609.82**

Scott made a motion seconded by Linda approving the bills in the amount of \$47,609.82. Motion passed with all voting in favor with the exception of Tom S. who voted no.

**Opportunity for Public Comment – Items not on the Agenda**

Ray asked if there were any public comments on items not on the agenda. One person asked to speak:

***Sonja Kubinec, 110 Melrose Drive***

Ms. Kubinec stated that her daughter is on one of the New Stanton Recreation Program T-Ball teams and she expressed her concern about several items regarding the program: regarding paper work not being collected, lack of coordination, that children could not be guaranteed that they would be on a team with their friends, about fields not being prepared, concerning the quality of the shirts and lack of names on the shirts provided to players and to coaches, and the price of the uniforms and the lack of teams for the upper age groups. She asked about the pay for the concession stand operator, why they would need volunteers and whether it was worth opening. She also relayed a conversation that she had with another parent. She stated that the woman

conveyed to her that she felt that she was being disrespected during a conversation she had with a Recreation Board member.

In response, Jeff stated that the Concession Stand Operator makes \$12.50 per hour. He also stated that the cost of the uniforms Ms. Kubinec referred to could have been for all the uniforms including for the older age group teams that were anticipated, not only for the T-Ball uniforms.

Linda responded stating that she appreciated Ms. Kubinec bringing her concerns to council and that the issues will be investigated. Linda reminded everyone that the borough was operating under a limited time frame with the former board resigning in December and that the borough is committed to making this program effective into the future.

Tom S. told Ms. Kubinec that if she knows anyone else that has a concern, to invite them to one of the council meetings.

### **Council Additions to Agenda**

Ray asked if any council members had items to add to the agenda. Todd asked to add a discussion on speed limits and Tom T. asked to add a discussion on where the borough receives its mail.

### **Opportunity for Public Comment -- on Agenda Items Only**

Ray asked if there were any public comment on agenda items only. There were none.

### **Guests**

#### **Rob Cammarata, Chief New Stanton Fire Department**

Rob reviewed his monthly report. He also asked encouraged council to consider his request for a new rescue truck which he brought up a few months ago. He pointed out that the present truck will hit 20 years old next year which would affect its resale value and stated that a new truck would take one year to build. He encouraged council to begin discussing how to pay for a new truck. He said that he will be sending the financial records to the auditor this month for review.

Tom S. suggested that the Finance Committee should meet to discuss the rescue truck.

Rob stated that the borough probably needs to revisit burning in the borough. He stated that he is getting more and more calls to burn. He pointed out that right now the borough does not have an ordinance allowing burning. One of the issues complicating the matter is cooking fires.

### **Agenda**

#### **1. M/V to Grant a Modification to the 5% Landscaping Requirement of Section 314 G. of the SALDO for the Dollar General Store with the 10% Greenspace Requirement Staying in Place.**

Emil reviewed the clause of the Subdivision and Land Development Ordinance (SALDO).

John pointed out that this issue has been discussed at the Planning Commission.

Tom S. made a motion seconded by Tom T. to grant a modification to the 5% landscaping requirement of Section 314 G. of the SALDO for the Dollar General Store while maintaining the 10% greenspace requirement. Motion passed unanimously.

## **2. M/V on Resolution 2018-892 Approval of Final Land Development Plan for the Dollar General Store**

John stated that there are still some items that need addressed, for the development to take place, which is not atypical including: PennDOT highway occupancy permits must be obtained, the Zoning Hearing Board has not yet issued a written decision regarding three of the Dollar General variances. Emil pointed out that we need the approvals for public sewage and public water.

Scott made a motion seconded by Tom T. approve Resolution 2018-892 approving the Final Land Development Plan for the Dollar General Store pending resolution of all the conditions outlined in the resolution. Motion passed unanimously.

## **3. M/V to Hire a Firm to Codify Ordinances**

Jeff began to review some of the differences between the two proposals before 6:30, the time at which the Get Go Liquor License Transfer Hearing was scheduled. It was decided to complete the discussion after the hearing. Scott stated that given the budget, we should consider making the first payment in 2019 and the second in 2020.

## **Suspension of Meeting**

Todd made a motion seconded by Linda at 6:29 PM to suspend the meeting in order to hold the Get Go Liquor License Transfer Hearing. Motion passed unanimously.

## **Hearing**

Note: A transcription of the hearing was made by a stenographer.

## **M/V on Resolution 2018-893 Transferring a Liquor License to Giant Eagle, Inc.**

Todd made a motion seconded by Scott to approve Resolution 2018-893 transferring a liquor license to Giant Eagle Inc. for the Get Go planned for Bair Boulevard. Motion passed with 4 yes votes, 1 no vote by Tom S. and 1 abstention by Linda.

## **Conclude Hearing**

Scott made a motion seconded by Todd to conclude the hearing and to resume the regular council meeting at 7:05 PM. Motion passed unanimously.

Jeff finished reviewing the codification proposals.

Scott suggested that Jeff have both companies revise their proposals so that it is easier to make and apples-to-apples comparison. He stated that we could then consider them later in the year so that the first payment will not be until 2018. There was general agreement on this idea.

Scott made a motion seconded by Tom T. to table the hiring of a codification company. Motion passed unanimously.

### **Resume Agenda**

#### **4. M/V to Rent Out New Stanton Park Ballfields**

Jeff reported on a letter from a team that is interested in renting the baseball field three days a week in 2019. He also reported on a team interested in renting the field two days a week this year. Jeff suggested some various rental rates.

Tom S. stated that we need to have the net installed between the ball field. Jeff stated that he tried to get the installation done by First Energy for free. Jeff said he would have installed.

John stated that we need to develop a lease agreement stating the expectations of each party. He also suggested an organization that would rent the field should have at least \$1,000,000 in liability insurance and should pay a security deposit.

Tom S. mentioned the logistics involved in operating the concession stand during field rental.

Tom T. stated if we do enter into an agreement it should for only be for one year not a multi-year agreement.

Tom T. made a motion seconded by Todd to table the renting out of New Stanton Park ballfields. Motion passed unanimously.

#### **5. M/V to Donate to New Stanton Church's Open Table Program**

Jeff reported that the church is seeking a \$500 donation to operate their Open Table Program. In the past, the borough did donate to the church's former program called the Senior Luncheon which this program replaces. The borough did donate to, but they have now decided to offer a dinner that is open to anyone and they are seeking a \$500 donation to. There are no income limits for people to attend. The once-a-week dinners started in February and are held at New Stanton Manor. Approximately 20 people attend.

John passed around a handout referencing the borough code that stated that borough's may provide grants to programs that assist senior citizens or civic associations that benefit senior citizens. John said this program may be far afield from what is allowed in the code.

She asked Jeff to find out who is being served and what the other source of money are.

Todd made a motion seconded by Tom T. to table the motion to donate to New Stanton Church's Open Table Program. Motion passed unanimously.

#### **6. Discussion Regarding Annual PSAB Conference**

Jeff informed council that the annual PSAB Conference runs from June 10 through June 13<sup>th</sup> in Hershey. Scott stated that he would not be able to attend and recommended that Jeff still go. Jeff pointed out that the fall conference is in Seven Springs which could be an alternative if we did not want to send anyone to Hershey. Tom S. commented that last year the written report on the conference was not provided to council until the fall and that there were certain sessions that should have been attended like the one on blight. He stated that council should pick which sessions should be attended because of the expense of the conference. Jeff volunteered not to go to save the borough money. Tom S. said somebody should go, but we should get an oral report. Jeff stated that his last report was approximately 200 pages long including the power point presentations from which he attended. Tom S. asked for more personal comments from attendees. Scott encouraged members to attend saying that it is well worth it. Linda stated that when she went to a conference she had to put together a one paragraph report on what she learned. Jeff stated that he did put together a one-page report which he attached to the power point presentations.

Scott made a motion seconded by Todd to send Jeff and to leave the door open for an additional person to attend the PSAB Conference. Motion passed unanimously.

#### **7. M/V to Advertise the Community Yard Sale**

Jeff stated that originally the date of June 9<sup>th</sup> was on the community message board on Shelton, but that Scott contacted Jeff and informed him that council had passed a resolution stating that the date was always to be the first Saturday of June. Jeff changed the date on the sign to read June 2<sup>nd</sup>.

Tom T. made a motion seconded by Linda to advertise the community yard sale in the Tribune Review for June 2<sup>nd</sup>. Motion passed unanimously.

### **Reports**

#### **Administrative**

##### **Planning Commission Liaison – *Chairperson Jay Gomolak***

Jeff stated that there is a Planning Commission meeting scheduled for May 9, 2018. The only item on the agenda is a lot consolidation request for two lots on Edgewood Drive.

##### **Borough Manager – *Jeffrey McLaughlin***

Jeff reported that:

- PW employees installed a hand washing sink in the concession stand as well as hot water in the restrooms in preparation for our Dept. of Agriculture food safety inspection which we passed. He also reviewed the baseball schedule -- every Wednesday evening and Sunday afternoon through the season.

- For Earth Day Fed-Ex volunteers painted the railing and deck at the concession stand and pruned trees throughout the park.
- G-Conference Friday and Saturday, May 18<sup>th</sup> & 19<sup>th</sup> at Laurelville Mennonite Center.

Tom T. suggested that the borough recognize Fed Ex's efforts at the park.

Tom T. made a motion seconded by Todd adopting Resolution 2018-894 recognizing Fed Ex for its work to improve New Stanton Park. The recognition would also include installing a sign at the park thank would thank Fed Ex. Motion passed unanimously.

Tom S. mentioned getting a sign at the park listing a phone number to contact someone with associated with the borough during off hours. At present the sign lists the office number. He stated this was brought up last year.

Jeff mentioned that we should get an exterminator at the park. He provided council with an estimate. Council agreed that after getting another estimate we should proceed with the work. Tom also mentioned that we should have the PW crew replace the base cabinet after the baseball season is over.

Jeff reviewed the 4-swing swing set estimate of \$3,418. The rubber mulch would be \$6,700 plus edging. Tom S. suggested that we hold off and bring it up in October during budget talks. He also suggested using pea gravel as alternative to rubber mulch. Emil was not sure if that met requirements.

Ray stated that Dean Clark would be willing to serve as the Alternate to the Zoning Hearing Board.

Tom T. made a motion seconded by Todd adopting Resolution 2018-895 appointing Dean Clark to the position of Alternate to the Zoning Hearing Board for a three-year term. Motion passed unanimously.

#### **Code Enforcement – *Scott Herrod***

Council reviewed Scott H.'s report which was provided to them.

Tom suggested that we apply to the state so that we can perform license plate checks to help with parking tickets.

Jeff reported that the former Post Avenue Pizza has been torn down.

#### **Solicitor – *John Campfield***

John stated that with the number of developments being submitted there has been a need to prepare a lot of documents. Once some of these agreements are finalized and signed things should slow down a little although Emil will be handling more inspections. Jeff thanked John and Emil for all the work that they have done on the developments. John suggested reviewing

the fee structure because of the time and effort involved by the borough on these developments. As an example, he pointed out that PennDOT increasingly wants the borough to be a co-applicant with the developers to tie into storm water systems which will cause more work for the borough.

**Engineer -- *Emil Bove***

Emil stated that he spoke to a representative of Fay regarding the 2 speed humps that they are supposed to replace on Thermo Village and Pine Drive. Fay asked if the borough could have them installed as part of their annual paving project and Fay would reimburse us. Emil stated that Fay is done with paving and doesn't want to bring a milling machine and paver out to the area to install just the speed humps. Both Scott and Tom S. stated that they are obligated to do so. Scott stated that Fay should have addressed this last year and if we wait and make it part of our annual paving project the speed humps may not be installed until September. Scott pointed out that we allowed them to remove these for their benefit. Emil read from the agreement with Fay that the speed humps were supposed to be replaced within 14 days after the Sewickley Creek Bridge was opened to traffic.

Scott made a motion seconded by Tom T. that Fay immediately fully install the 2 speed humps including line painting or that they pay the borough the cost to install them immediately not waiting for the annual paving to take place. Motion passed unanimously.

Emil reported that he, Lucian Bove and John B. inspected the Sandworks Rd. Bridge. It needs some near-term repairs which our PW crew can perform to extend the life of the bridge, but long-term it will probably need replaced.

Emil reviewed possible candidates for this year's paving program including parts of Pine, Post and Pennsylvania, and Wentsler. Tom T. asked about keeping the millings for the borough. Jeff stated that we could use some. Emil said that what we have been finding is that when we give the contractor the millings we get a very good price on the milling of the road.

Council asked about the Pro-Scape parking lot. Jeff said that they are supposed to meet with them to get the situation resolved.

Emil said that if we could put out our paving requests for proposals at the same time as Youngwood we may be able to see some savings on mobilization.

Emil said we may have to make some repairs to some catch basins on Arona Road.

**Business**

**Fire Department Liaison – *Chairperson Thomas Smith***

Tom S. stated that the Chief covered everything in his presentation.

**Recreation Board Liaison – *Chairperson Josh Bennett***

No report.

## **Executive**

### **Council President**

No report.

### **Mayor**

Ron stated that they contacted 99.7 WSHH radio to do a 90-minute on-site broadcast for the community picnic. They will be handing out free ice cream and snacks.

## **Council Committees**

### **Personnel and Human Resources – Scott Sistik**

No report.

### **Public Works/MS-4 and Parks – Chairperson Ray Strosko**

Ray complimented the PW crew on the park plumbing work. Jeff reported that the goats are at the Pagano Retention Pond eating the vegetation.

### **Building and Real Estate – Chairperson Linda Echard**

Jeff stated that Emil informed him that the home next to our old borough building is scheduled to be torn down at the beginning of June. Emil stated that the PennDOT office on Byers is also to be torn down around the same time. Tom T. asked if the stop sign would be removed at the PennDOT office on Byers. Emil said that would be brought up at the final walk through with PennDOT.

### **Workplace Safety – Chairperson Thomas Theis**

Jeff stated that the committee did meet once and was supposed to meet a second time, but the meeting was postponed so the PW crew could take advantage of the good weather and crack seal.

### **Finance – Chairperson Scott Sistik**

Scott reviewed the financial report: checkbook balance: \$585,679.87; total all savings accounts: \$1,547,946.80 and taxes remitted from April 1, 2018 through April 26, 2018: \$42,987.02.

## **Announcements**

Ray reviewed the upcoming meeting calendar.

Tom S. said that the Hepler restaurant is supposed to open on May 5, 2018.

## **Executive Session**

Todd made a motion to go into Executive Session at 9:27 PM.

Todd made a motion to come out of Executive Session at 9:44 PM.

**Adjournment**

Todd made a motion to adjourn the meeting at 9:45 PM.

Respectfully submitted,

Jeffrey McLaughlin  
Secretary